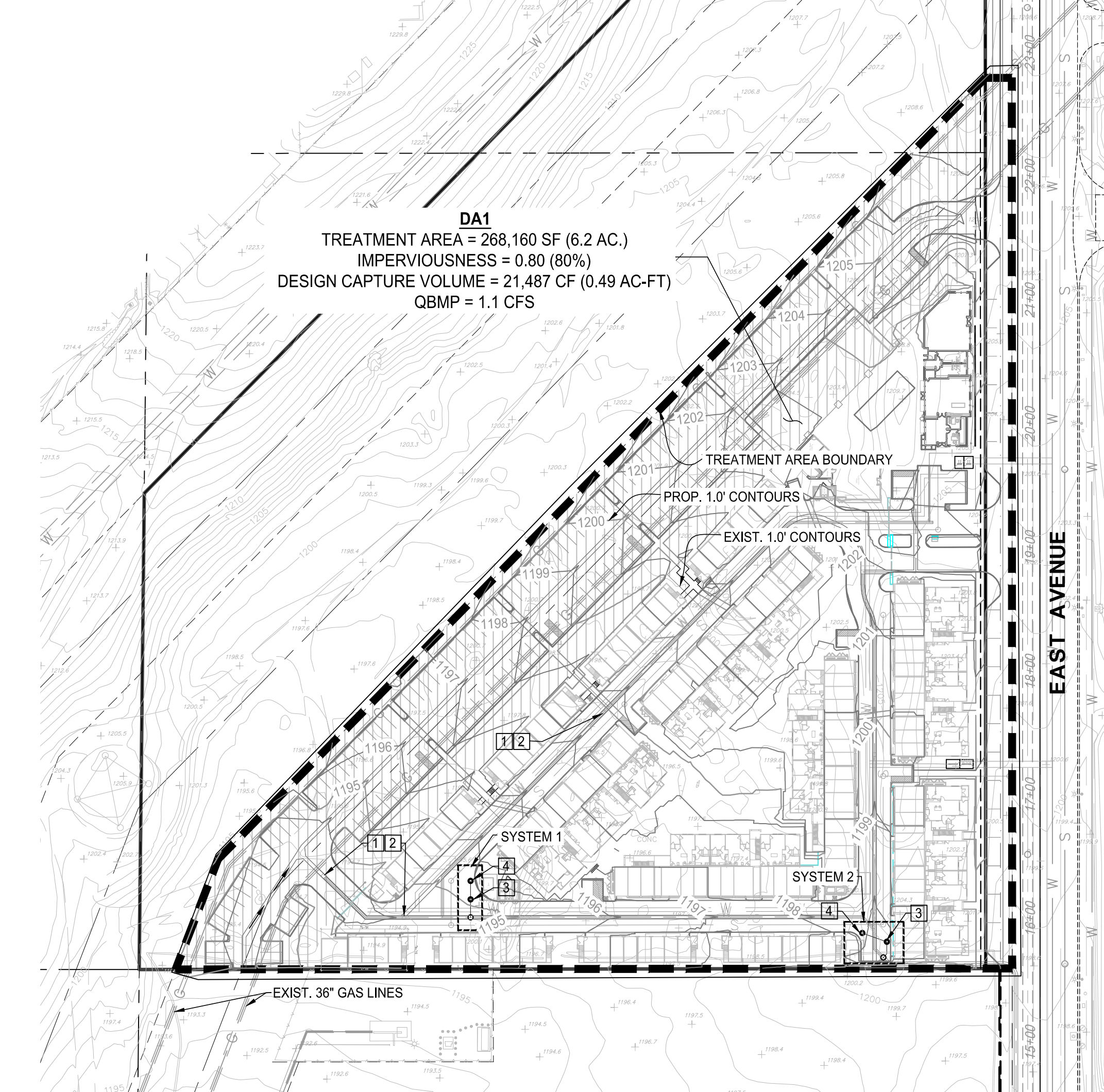
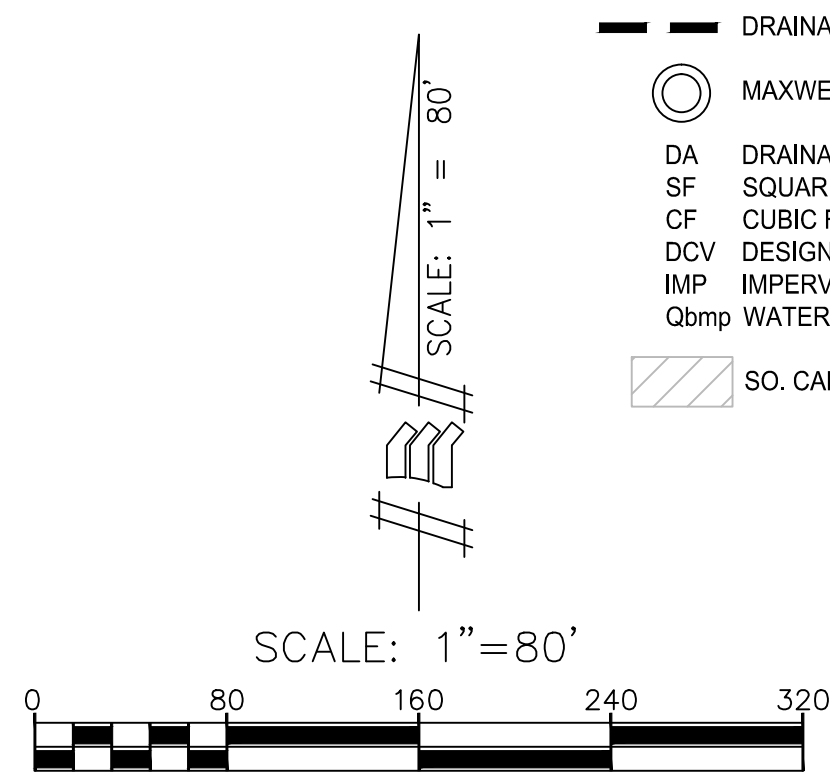


LEGEND:

- DRAINAGE AREA BOUNDARY
- MAXWELL IV INJECTION WELL
- DA DRAINAGE AREA
- SF SQUARE FEET
- CF CUBIC FEET
- DCV DESIGN CAPTURE VOLUME
- IMP IMPERVIOUS RATIO
- Qbmp WATER QUALITY FLOW RATE
- SO. CAL. GAS EASEMENT



PRELIMINARY WATER QUALITY MANAGEMENT PLAN FOR CONDOMINIUM PURPOSES

TENTATIVE TRACT NO. 20148

IN THE CITY RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF LOT 9 OF BLOCK "Y" OF M.B. 2, PAGE 24, OFFICIAL RECORDS.
 NOVEMBER, 2018 11.44 ACRES GROSS 1 NUMBERED LOT
 APN 1100-191-04 5.74 ACRES NET 1 LETTERED LOT

NOTES:

TOTAL WATER QUALITY TREATMENT AREA = 268,160 SF (6.2 AC)
 EXISTING SITE IMPERVIOUS AREA = 0 SF (0%)
 PROPOSED SITE IMPERVIOUS AREA = 214,528 SF (80%)
 P_{25%-1HR} = 0.552 IN

LIST OF LID BMPs

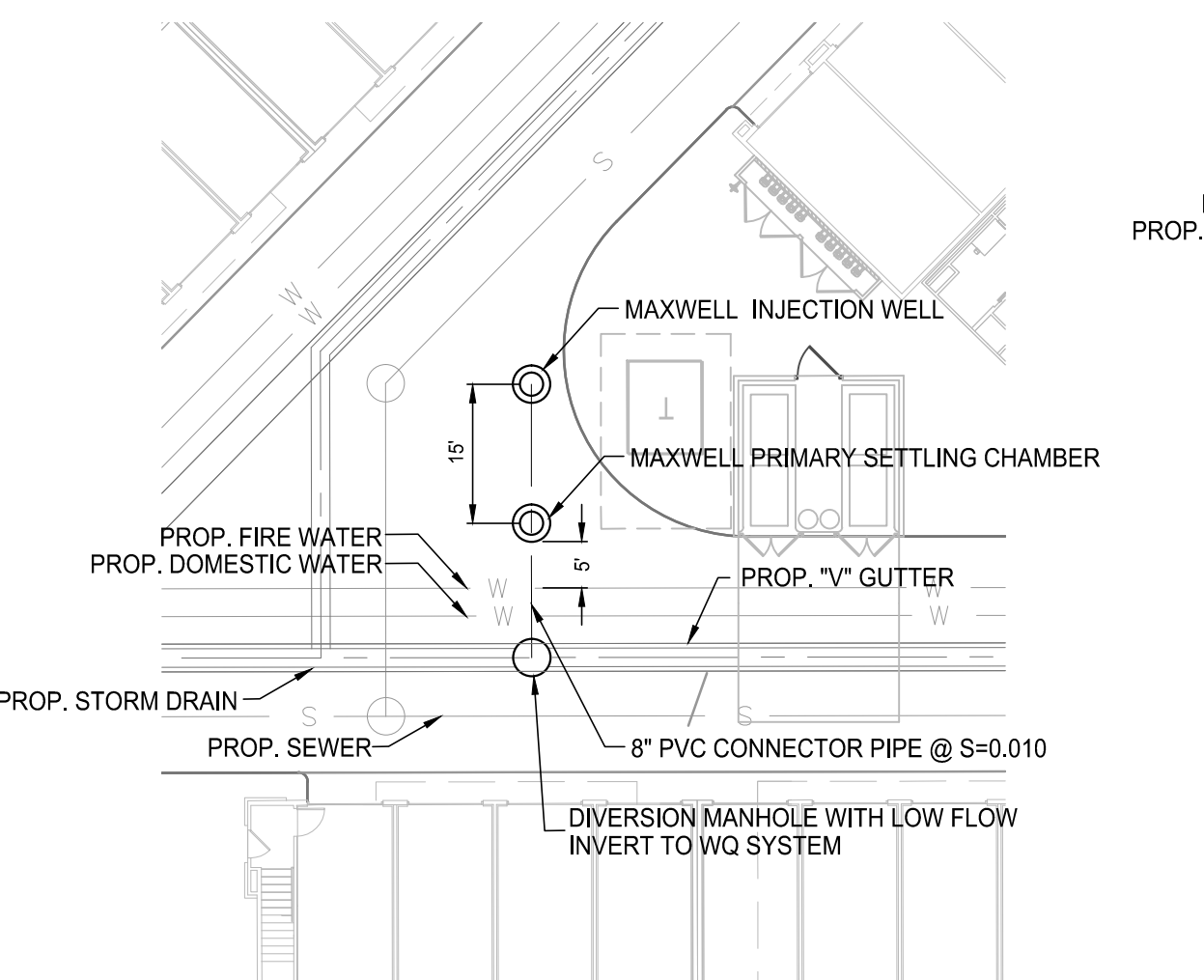
- 1 STORM DRAIN STENCIL: "NO DUMPING WE LIVE DOWNSTREAM" OR CITY APPROVED EQUAL TO DISCOURAGE HARMFUL AND ILLEGAL DUMPING.
- 2 FLOGARD CATCH BASIN FILTER: THE CATCH BASIN FILTER WILL REMOVE A MAJORITY OF TRASH AND DEBRIS FROM THE STORM WATER RUNOFF BEFORE IT REACHES THE PROPOSED UNDERGROUND STORM DRAIN SYSTEM.
- 3 MAXWELL PLUS PRIMARY SETTLING CHAMBER: THE DESIGN CAPTURE VOLUME WILL INITIALLY ENTER THE PRETREATMENT CHAMBER. THE CHAMBER WILL HAVE A 10.0' SUMP DEPTH WHERE TRASH, DEBRIS, AND SEDIMENTS WILL SETTLE AT THE BOTTOM. A FLOATING SPONGE WILL REMOVE POLLUTANTS FROM THE WATER'S SURFACE. INTAKE SCREENS WILL FURTHER FILTER THE WATER BEFORE IT ENTERS THE CONNECTION PIPE TO THE ADJACENT INJECTION WELL.
- 4 MAXWELL PLUS INJECTION WELL: THE INJECTION WELL WILL DRAIN AND INFILTRATE WATER QUALITY RUNOFF THROUGH A VERTICAL GRAVEL PIT. THE DEPTH OF THE GRAVEL PIT WILL VARY PER SYSTEM BASED ON VOLUME TO BE INFILTRATED (SEE DETAIL HEREON).

WATER QUALITY MITIGATION SUMMARY

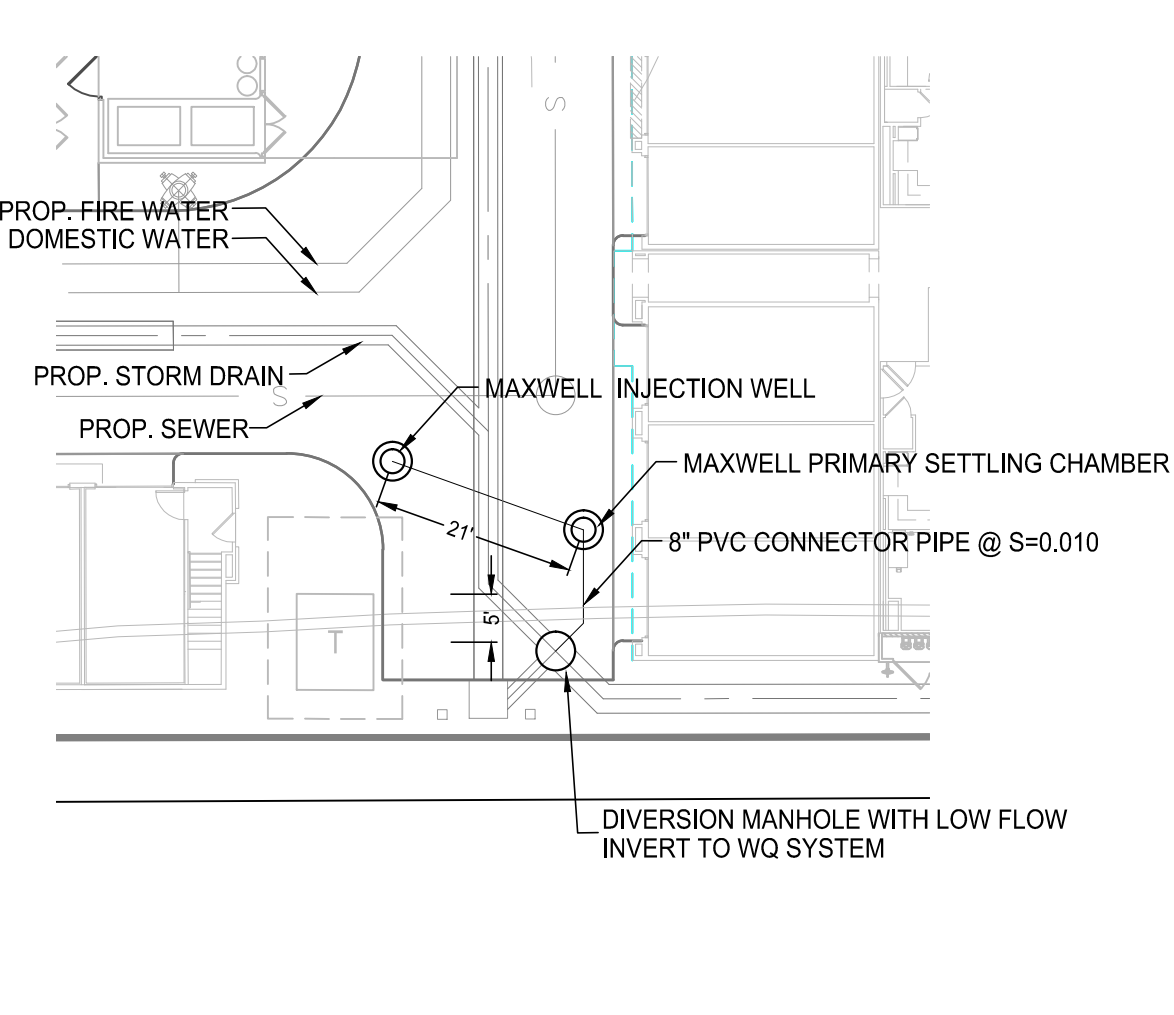
STORM WATER RUNOFF AND NUISANCE FLOWS FROM THE PROJECT SITE WILL BE INTERCEPTED BY AREA DRAINS AND CATCH BASINS THROUGHOUT THE SITE. BEFORE THE WATER LEAVES THE PROJECT SITE A DIVERSION MANHOLE WILL INTERCEPT THE LOW FLOW WATER QUALITY RUNOFF AND ROUTE IT INTO TWO TORRENT RESOURCES MAXWELL PLUS DRAINAGE SYSTEMS. THE SYSTEMS PRIMARY SETTLING CHAMBER WILL REMOVE DEBRIS, TRASH, OILS, AND POLLUTANTS FROM THE RUNOFF BEFORE ROUTING CLEAN WATER INTO ADJACENT VERTICAL INJECTION WELLS. EACH INJECTION WELL WILL HAVE 45 VERTICAL FEET OF INFILTRATION IN ORDER TO MITIGATE THE SITE'S DESIGN CAPTURE VOLUME. STORMWATER RUNOFF AND NUISANCE FLOWS FROM THE EXISTING SOUTHERN CALIFORNIA GAS CO. EASEMENT, WHICH WILL BE OVERLAID WITH A PARKING LOT, WILL BE DIRECTED TO VARIOUS DROP INLETS AND CATCH BASINS BEFORE BEING ROUTED INTO THE PROPOSED INFILTRATION SYSTEMS. THE DROP INLETS AND CATCH BASINS WILL CONTAIN FILTERS FOR TRASH AND DEBRIS.

NOTES:

1. ALL SOILS GROUP A
2. PRELIMINARY DESIGN OF INFILTRATION SYSTEMS ARE SUBJECT TO CHANGE UPON RESULTS OF FINAL GEOTECHNICAL REPORT AND RECOMMENDATIONS.



SYSTEM 1:
SCALE: 1"=20'



SYSTEM 2:
SCALE: 1"=20'

PROJECT BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF RANCHO CUCAMONGA OFFICIAL BENCHMARKS. DATUM PER THE FOLLOWING CITY BENCHMARK: #10046. A 2" BRASS DISK IN SOUTHERN CALIFORNIA EDISON CONC. TOWER BASE STAMPED "CITY OF RANCHO CUCAMONGA BM 10046 1987" ON EASTERLY SIDE OF EAST AVENUE 0.25 MILES NORTH OF FOOTHILL BOULEVARD, AT MOST WESTERLY TOWER BASE OF MIRA LOMA TOWER NO. 223.

BASIS OF BEARINGS:

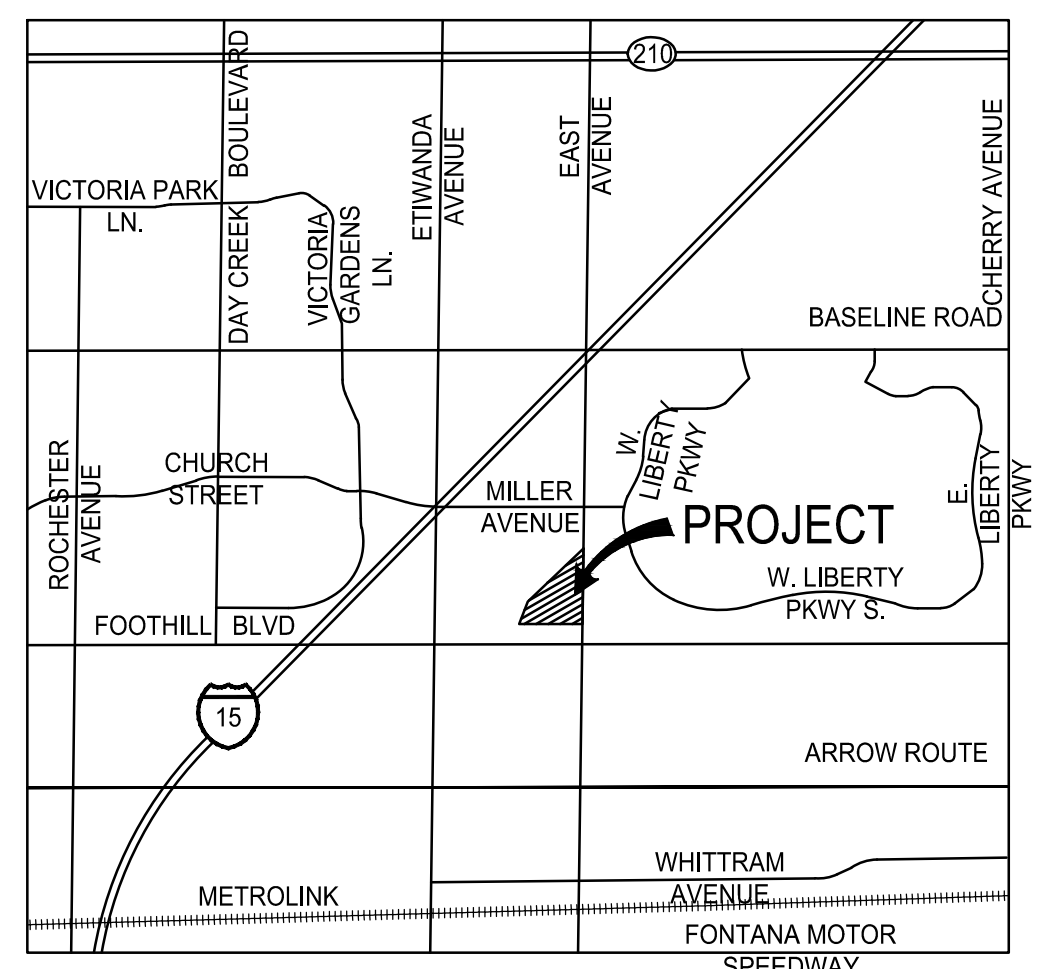
THE BEARING OF N 89° 11' 35" E ALONG FOOTHILL BLVD. AS SHOWN ON MAP OF TR. 15711-2, M.B. 2791-1-5.

APN: 1100-191-04

WATER QUALITY BMP MAINTENANCE SCHEDULE		
BMP	MAINTENANCE	FREQUENCY
MAXWELL PLUS DRAINAGE SYSTEMS	CLEARING AND VACUUMING OF SEDIMENT AND DEBRIS WITHIN STORAGE AREA PER MANUFACTURER'S RECOMMENDATIONS	2x/YEAR AND AFTER MAJOR RAIN EVENTS
CATCH BASIN FILTERS	REMOVAL OF SEDIMENT AND DEBRIS FROM FILTER PER MANUFACTURER'S RECOMMENDATIONS	2x/YEAR AND AFTER MAJOR RAIN EVENTS

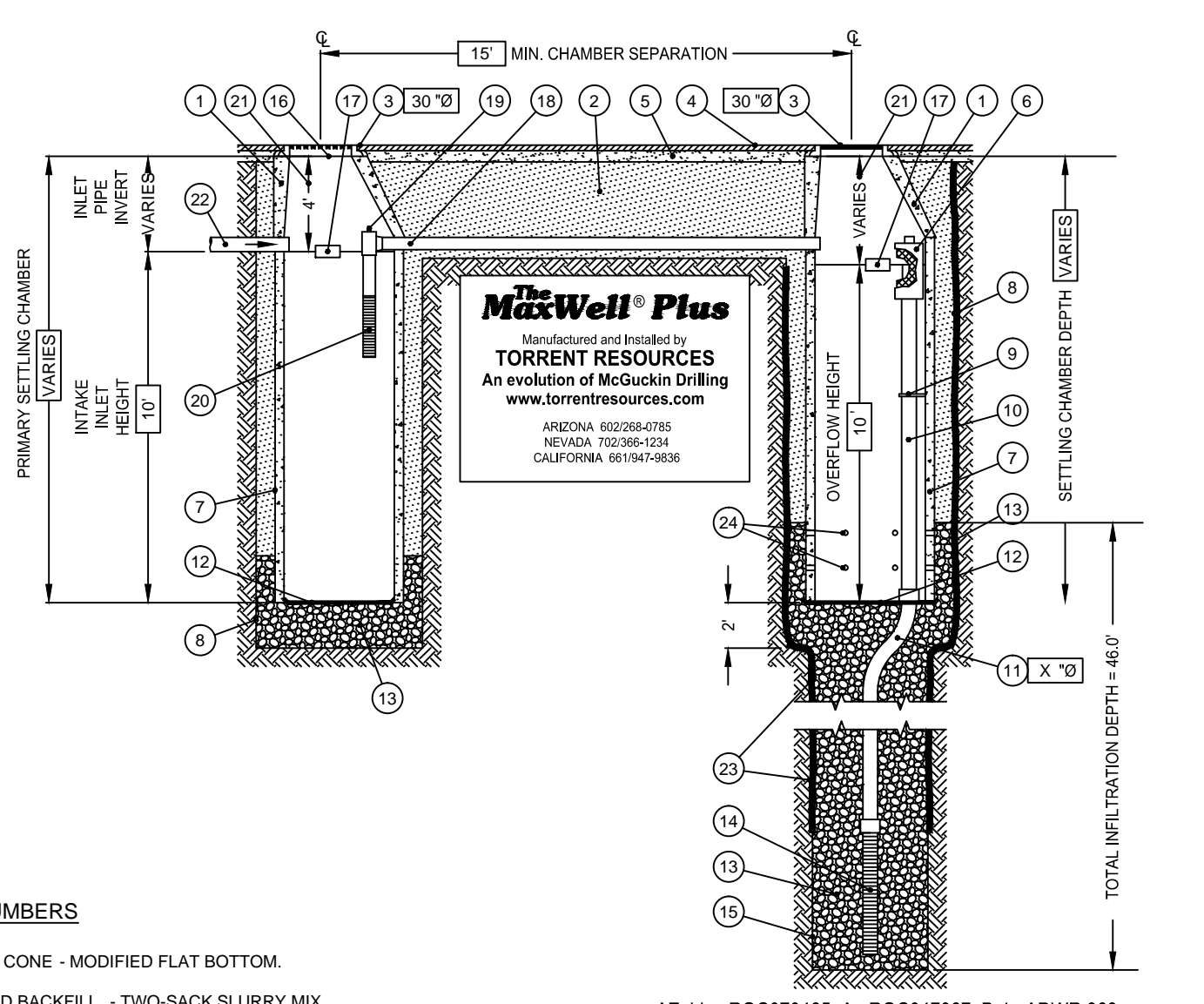
RESPONSIBLE PARTY FOR MAINTENANCE & INSPECTIONS:

STRATHAM HOMES
 2201 DUPONT DRIVE SUITE 300
 IRVINE, CA 92612



VICINITY MAP

Modified MaxWell® Plus Drainage System Detail And Specifications



ITEM NUMBERS

1. MANHOLE CONE - MODIFIED FLAT BOTTOM.
2. STABILIZED BACKFILL - TWO-SACK SLURRY MIX.
3. BOLTED RING & GRATE COVER - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION +0.02' OF PLANS.
4. GRADED BASIN OR PAVING (BY OTHERS).
5. COMPACTED BASE MATERIAL (BY OTHERS).
6. PUREFLO® DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL 265" MAX. SWO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
7. PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 54" O.D. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
8. MIN. 6" Ø DRILLED SHAFT.
9. SUPPORT BRACKET - FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.
10. OVERFLOW PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
11. DRAINAGE PIPE - ADS HIGHWAY GRADE WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
12. BASE SEAL - GEOTEXTILE, POLY LINER OR CONCRETE SLURRY.
13. ROCK - CLEAN AND WASHED 3/8" TO 1-1/2" AGGREGATE.
14. FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. DIAMETER VARIES 96" OVERALL LENGTH WITH TRI-COULER.
15. MIN. 4" Ø SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
16. FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.
17. ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY. TYPICAL, TWO (2) PER CHAMBER.
18. CONNECTOR PIPE - 6" Ø SCH. 40 PVC.
19. VENTED ANTI-SIPHON INTAKE WITH FLOW REGULATOR.
20. INTAKE SCREEN - 4" Ø SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 48" OVERALL LENGTH WITH TRI-C END CAP.
21. FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE PRIMARY/SECONDARY SETTLING CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE CONNECTOR PIPE OVERFLOW.
22. 8" PVC INLET PIPE (BY OTHERS).
23. NON-WOVEN GEOTEXTILE SLEEVE, MIRAFI 140 NL. MIN. 6 FT Ø. HELD APPROX. 10 FEET OFF THE BOTTOM OF EXCAVATION.
24. EIGHT (8) 1.25" DIAMETER HOLES PER FOOT WHERE NOTED.



- 1 STORM DRAIN STENCIL: "NO DUMPING WE LIVE DOWNSTREAM" OR CITY APPROVED EQUAL TO DISCOURAGE HARMFUL AND ILLEGAL DUMPING.

WQMP BMP AS-BUILT CERTIFICATE

I HEREBY CERTIFY THAT THE NECESSARY WATER QUALITY MANAGEMENT PLAN BEST MANAGEMENT PRACTICE DEVICES HAVE BEEN CONSTRUCTED UNDER MY SUPERVISION AND ARE FUNCTIONAL TO THE BEST OF MY KNOWLEDGE AS OF THE DATE BELOW.

SIGNATURE _____ DATE _____

DEVELOPER/OWNER:

STRATHAM HOMES
 2201 DUPONT DRIVE SUITE 300
 IRVINE, CA 92612
CONTACT:
 PHONE: (949) 883-1554

CIVIL ENGINEER:

MADOLE AND ASSOCIATES, INC.
 9302 PITTSBURGH AVENUE, SUITE 230
 RANCHO CUCAMONGA, CA 91730
CONTACT: MARK BERTONE
 PHONE: (909) 481-6322

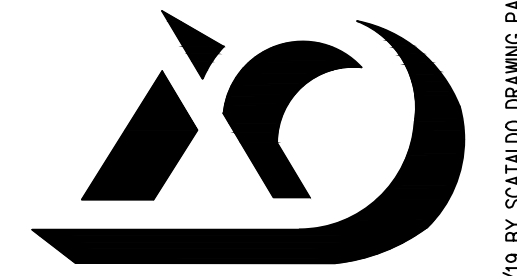


9302 PITTSBURGH AVE., SUITE 230
 RANCHO CUCAMONGA, CA. 91730
 PHONE: 909.4816322
 FAX: 909.4816320

PWQMP-01

DATE: 05-11-2018
 JOB NO.: 2016-371

ARCHITECTS ORANGE
 144 NORTH ORANGE ST., ORANGE, CA 92866
 (714) 639-9860



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WESTBURY
STRATHAM HOMES
 2201 DUPONT DRIVE SUITE 300, IRVINE, CA 92612
 (949) 883-1554

RANCHO CUCAMONGA, CALIFORNIA

LAST SAVED: 1/2/19 BY: SC/MAD/DRAWING PATH: \\S38-2777\ventures\pwwqmp\pwqmp-01.dwg LAST PLOT DATE: 6/5/19